



DATE: December 15, 2021

AGENDA ITEM #3

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC21-0015 – 1438 Fremont Avenue

RECOMMENDATION:

Approve design review application SC21-0015 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review for a first and second story addition to an existing two-story house. The project includes additions of 713 square feet on the first story and 348 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Small Lot (4du/net acre)
ZONING: R1-10
PARCEL SIZE: 12,772 square feet
MATERIALS: Composition shingle roofing, cement plaster siding, vinyl windows, and wood trim

	Existing	Proposed	Allowed/Required
COVERAGE:	2,784square feet	4,020 square feet	4,470 square feet
FLOOR AREA:			
First floor	2,52 square feet	2,675 square feet	
Second floor	1,155 square feet	1,343 square feet	
Total	3,680 square feet	4,018 square feet	4,020 square feet
SETBACKS:			
Front	25.2 feet	25.2 feet	25 feet
Rear	39 feet	25 feet	25 feet
Exterior Side (Fremont Ave)	40 feet/39 feet	27 feet	20 feet
Left side (1 st /2 nd)	14 feet/24 feet	30 feet/35 feet	10 feet/17.5 feet
HEIGHT:	22 feet	20.6 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in an area that does not meet the definition of any of the neighborhood contexts as defined in the City's Residential Design Guidelines. Fremont Avenue is a busy collector street with a wide right-of-way and a landscaped median. Many of the properties with frontage along Fremont Avenue have their front yards facing adjoining streets, so their side and rear yards along Fremont Avenue are developed with taller walls and fences. For the properties that do have a front yard facing Fremont Avenue, the houses are generally set back further on the lot with mature landscaping and trees screening them from the street.

DISCUSSION

Design Review

Since this property is not located within an identifiable neighborhood context, compliance with the Design Review Findings will focus on design integrity, privacy and landscaping.

The project is a minor first and second story addition with window changes to an existing two-story house. The rear elevation includes a 713 square foot second-story addition which protrudes 10.6 feet to 19.1 feet further towards the rear property line, while maintain a 25-foot rear yard setback. The first-floor addition has a 30-foot first story interior side setback, where 10 feet is required, and a 27-foot exterior (Fremont Avenue) side setback, where 20 feet is required.

The second story protrudes 14.25 feet further towards the rear property line, while maintaining a 26.5-foot rear yard setback. The second-floor addition has a 35-foot first story interior side setback, where 17.5 feet is required, and a 39.5-foot exterior (Fremont Avenue) side setback, where 20 feet is required.

The existing home has a traditional style design with simple massing, front gable roof forms, and details consistent with the design of the other houses in the neighborhood context. The homes in this neighborhood have uniform eave lines, low scale first and second-story plate heights, and higher quality materials. The proposed first story will create a new bathroom, hallway, laundry room, master bedroom, aster closet and master bathroom, and the second story addition will create a new living room. On the front, left and right elevation, the overall existing building form is being maintained. The additions propose to match the existing materials on both the first and second story exterior walls, which include composition shingle roofing, cement plaster siding, vinyl windows, and wood trim details. The only minor change in material appears to come from the proposed wood painted trellis. Overall, the project's detailing and materials maintain an appropriate relationship to the rustic qualities of the area. A materials board is provided as Attachment E.

The first and second story addition is proposed along the rear of the existing house. Both the side and rear two-story additions appear well-integrated into the structure, as the additions maintain the similar wall plate height and blend into the existing horizontal roof lines, minimizing impacts to bulk and mass. The project reduces the perception of bulk by proposing a low eight-foot, four-inch tall wall plate height on the first story and an eight-foot, one-inch tall plate height on the second story. Overall, the two-story design is well proportioned to reduce any perception of excessive bulk and mass, and it is an appropriate design within this context.

Privacy

Along the interior (south) second story side elevation, the project proposes one window with a four-foot, six-inch sill height in the living room. With the small window size and the four-foot, six-inch sill height for the windows, the proposed window would not create unreasonable privacy impacts.

Along the rear (west) second story elevation, there are four windows in the living room: a large-sized with a sill height of three feet, two large-sized two-panel windows with three-foot sill heights, and one large-sized window with a two-foot, eight-inch sill height. Existing evergreen screening trees, and eleven new English laurel trees, along the interior side and rear property line provides screening to obscure sight lines and maintain a reasonable degree of privacy. Due to the interior side yard setback of 35 feet and the rear yard setback of 26.5 feet and existing and proposed evergreen screening, the rear facing windows do not create any unreasonable privacy impacts.

Trees and Landscaping

There is a total of 26 existing mature trees throughout the site, and the applicant proposes to remove six trees. The trees to be removed include two 15-inch Texas privets (Nos. 17 and 18), one pineapple guava tree (No. 20), one bottlebrush tree (No. 26), one lemon tree (No. 27), and an oriental persimmon tree (No. 29). Staff recommends standard conditions of approval included below that requires the applicant to maintain or provide new landscaping as needed, which will be inspected before final inspection. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions. Staff also recommends that the applicant obtain an arborist report that includes mitigation measures, if needed for protecting the Shamel ash and Coast Live oak trees in the front yard throughout the construction processes (see Condition No 4).

The proposed landscaping screening plants along the left (south) side and rear (south) property lines are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Quantity	Description
Left and rear property line	English Laurel	15-gallon	11	15' tall x 10' wide
Left property line	Jacaranda	15-gallon	1	30' tall x 25' wide

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family house.

Public Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Fremont Avenue, Austin Avenue, Julie Lane, and Dallas Court. The Notification Map is included in Attachment A. The applicant has provided an outreach letter, and it is provided as Attachment C. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment D.

Conflict of Interest

Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: Allen Nikitin, Applicant and Architect
Suman and Shilpi Bhargava, Property Owners

Attachments:

- A. Vicinity and Public Notification Maps
- B. Neighborhood Compatibility Worksheet
- C. Evergreen Tree Details and Photos
- D. Applicant Community Outreach Letter
- E. Public Notice

FINDINGS

SC21-0015 – 1438 Fremont Avenue

With regard to the addition to the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0015 – 1438 Fremont Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on November 17, 2023, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on November 10, 2021, except as may be modified by these conditions.

3. Evergreen Screening

Evergreen screening, minimum 15-gallon size, shall be provided along the right (south) side property line as approved by the Community Development Director.

4. Protected Trees

Trees Nos. 3-7, 9, 16, 19, 22-25, and 28 and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 17, 18, 20, 26, 27 and 29 shall be removed as part of this design review permit

5. Tree Removal Approved

Trees Nos. 17, 18, 20, 26, 27 and 29 shown to be removed on plan Sheet L-1 of 1.4 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

7. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

8. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may

conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

9. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

10. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

12. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

13. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

19. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

14. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

15. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends

consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

16. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

17. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

18. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

19. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3-7, 9, 16, 19, 22-25, and 28 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

21. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

22. Landscaping Installation

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

23. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package

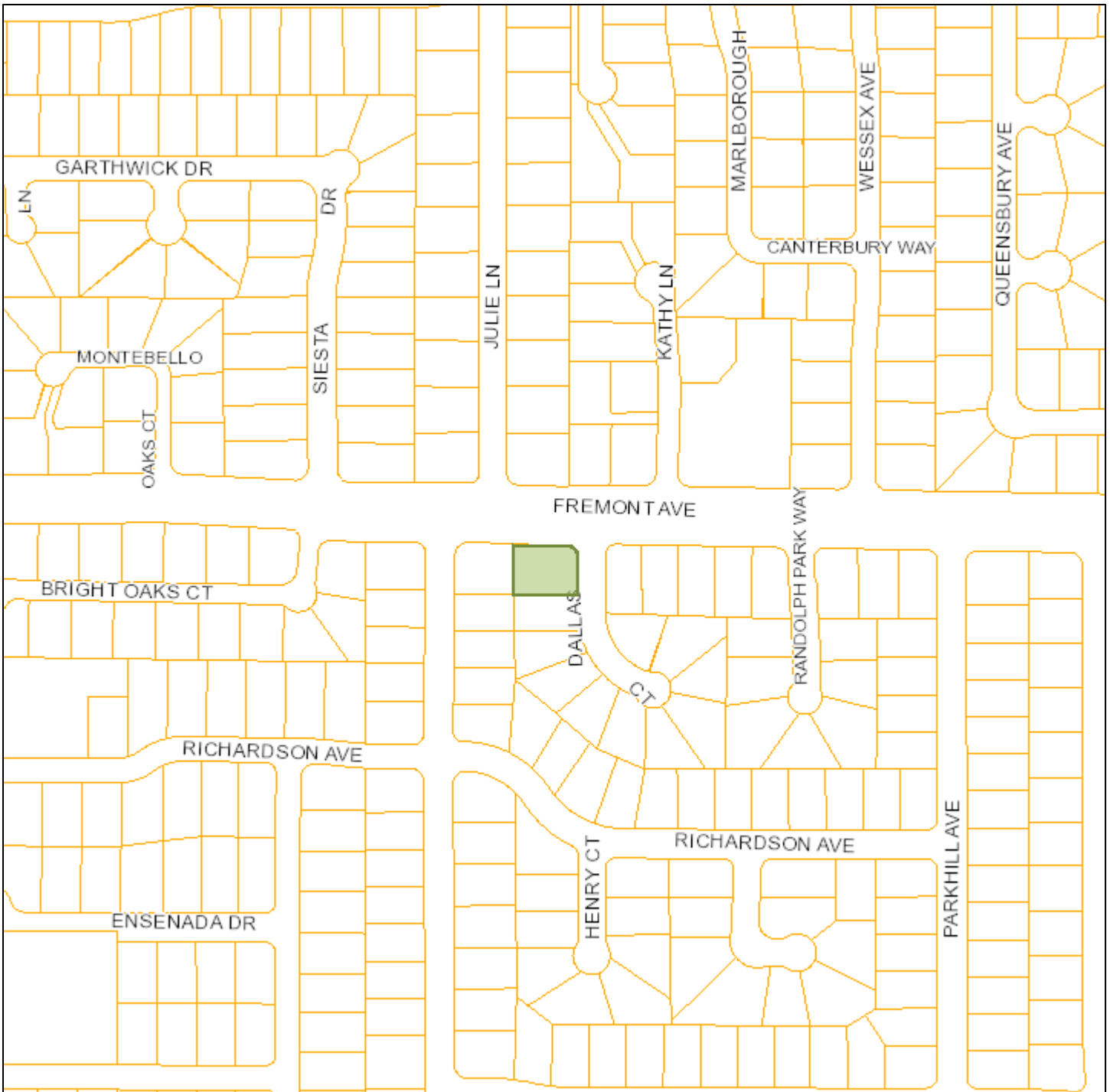
24. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

25. Green Building Verification

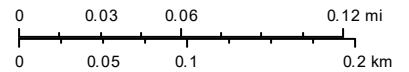
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).






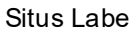

Vicinity Map ATTACHMENT A



Print Date: May 13, 2021

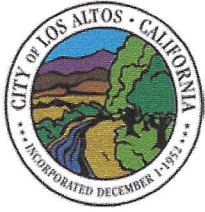
14,514



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



ATTACHMENT B

City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1438 FREMONT AVE

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? 1953

Is the existing house listed on the City's Historic Resources Inventory? NO

Address: _____

Date: _____

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 12,000 square feet

Lot dimensions: Length 125 feet

Width 100 feet

If your lot is significantly different than those in your neighborhood, then note its: area , length , and width .

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel?

What % of the front facing walls of the neighborhood homes are at the front setback VARIES

Existing front setback for house on left 25 ft./on right 25 ft.

Do the front setbacks of adjacent houses line up? VARIES

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face ALL PROTECT FROM

Garage facing front recessed from front of house face 0 FACE OF HOUSE

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages ; 2-car garages X; 3-car garages

ALL 2-CAR GARAGES on Dallas ct

Address: _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 20 %

Two-story 80 %

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? NO

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height YES?

mainly 9' pl HGTS -

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

composition shake -

If no consistency then explain: _____

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO RANCH -

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: _____

Date: _____

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

generally FLAT

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind? NO

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

FENCES, TREES, LANDSCAPING, LAWNS.

How visible are your house and other houses from the street or back neighbor's property?

NOT VERY VISIBLE

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

GRAVEL R.O.W. at Fremont ave
w/ BIG TREES

10. Width of Street:

What is the width of the roadway paving on your street in feet? 100 FT

Is there a parking area on the street or in the shoulder area? YES

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? UNIMPROVED R.O.W.

PAVED ROW at Dallas st
NO CURB/GUTTER

NO CURB/GUTTER
@ Fremont

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

LOW SLOPE - RIDGE & HIP ROOF FORMS
mainly RANCH STYLE
HEAVY LANDSCAPE YARDS, FENCING -
COUNTRY - RURAL FEEL -

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 1438 FREMONT AVE
 Date: MAY 2021

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1434 FREMONT DIRECTLY BEHIND	25	20	FACING FREMONT	1	20	WOOD SIDING	RANCH
1617 DALLAS CT DIRECTLY ACROSS ST	25	20	FACING DALLAS CT	2	25	BOARD + BATT	RANCH
1633 DALLAS CT ACROSS ST	25	20	"	1	20	LAP SIDING / BRICK	RANCH
1637 Dallas ct across st 3142 SF	25	20	"	2	25	LAP SIDING	contemporary
1694 Dallas ct across st	25	20	"	1	20	STUCCO	ENGLISH COTTAGE
1650 Dallas ct across st	25	20	"	1	20	LAP SIDING	RANCH
1617 Dallas ct LEFT SIDE	25	20	"	2	25	LAP SIDING	RANCH
1630 Dallas ct LEFT SIDE	25	20	"	1	20	LAP SIDING	RANCH
1509 JULIE LANE across FREMONT	25	20	"	1	20	LAP SIDING	RANCH
1594 KATHY LANE ACROSS FREMONT	25	20	"	1	20	LAP SIDING	RANCH

← CUL - DE - SAC →



**DIRECTLY ACROSS STREET
1617 DALLAS CT**



***ACROSS STREET NEIGHBOR
1633 DALLAS CT***



**ACROSS STREET NEIGHBOR
1646 DALLAS CT**



**ACROSS STREET NEIGHBOR
1644 DALLAS CT**



**LEFT SIDE NEIGHBOR
1640 DALLAS CT**



**LEFT SIDE NEIGHBOR
1630 DALLAS CT**



***LEFT SIDE NEIGHBOR
1634 DALLAS CT***



**LEFT SIDE NEIGHBOR
1617 DALLAS CT**



***ACROSS FREMONT AVE
NEIGHBOR
1590 JULIE AVE***



**ACROSS FREMONT AVE
NEIGHBOR
1589 JULIE AVE**



BACKYARD NEIGHBOR
1434 FREMONT AVE



**AUSTIN AVE VIEW OF
1434 FREMONT AVE**



1438 FREMONT AVE

ATTACHMENT C



JACARANDA

30' HT. X 25' WIDE

MODERATE GROWTH RATE



A driveway can be lined with English laurel (*Prunus laurocerasus*) to create



ENGLISH LAUREL
15' Ht. x 10' WIDE
FAST GROWTH RATE



SAGELEAF ROCKROSE

24" HT. X 8' WIDE

MODERATE GROWTH RATE

10/21/2021

Process of Neighbor Outreach for 1438 Fremont Avenue House Addition

For the Los Altos Application Review

As long-time residents of **1438 Fremont Avenue, Los Altos**, our family knows a lot of neighbors in the area so we decided to approach them individually and have a conversation with each one explaining our intent and ideas and address any of their concerns. We printed out the plans which showed the architect and landscape exterior addition plans, changes to the landscape to ensure privacy for all neighbors around us and views from the street in all directions. The plans shown to them are attached. We added a letter explaining the addition and our intent to keep this as a one family home.

We answered various questions from the neighbors and all interactions were very cordial, some at length but most were short. Some of the neighbors were surprised we had approached them for an ok since they thought their homes were far enough away from our home. Here are some of the explanations given and questions we answered.

1. **Exterior look of the addition:** We explained and showed the exterior look and placement of the addition and how it would look from Fremont Avenue as well as other directions to the house.
2. **The height of the second floor addition:** We also showed the elevation views to all our neighbors. One neighbor asked us if the height of our overall roof would increase because of the addition and the answer is no. They looked at the plans with our explanations and were satisfied.
3. **Plans for privacy:** We explained to all our neighbors, especially the closest three neighbors about plans for adding fast growing privacy trees and showed them the landscape plans. All of them were satisfied with the growing of the trees and landscape plans.
4. **Intent of Addition:** We explained to every neighbor our intent with the addition being to expand the house for our own living purpose and for more rooms in the single family home.

There were no other concerns from any of the neighbors.

Thanks and best regards,

Shilpi Bhargava

Suman Prasad

August 6th, 2021

Hello Neighbors,

We are residents of **1438 Fremont Avenue, Los Altos, CA** and are writing to you to get your approval for our home extension permit from the city of Los Altos.

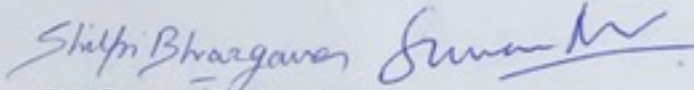
We have been in our home with our family for almost **12 years**. We have raised our children in this beautiful neighbourhood and community and this has been our long term home. As the kids are getting older, we are trying to get more space and therefore planning an extension.

The extension is planned towards the West side of our house and includes **expanding our existing first floor and existing second floor**. The addition of the second floor is contingent on approval of some of our neighbours in the near vicinity. We request your attention to the attached floor plans which detail the addition. We are planning on adding **fast growing trees along the perimeter along the fence to enable privacy for all neighbours**.

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Best wishes,


Shilpi Bhargava & Suman Prasad

Neighbour's Address:

1472 Fremont Avenue, Los Altos

Neighbour's Name:

Alex Vorbau

Neighbour's Consent Signature:

W. Alex Vorbau

August 6th, 2021

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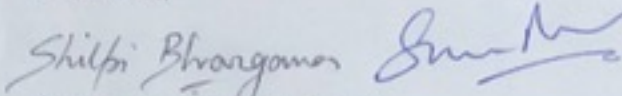
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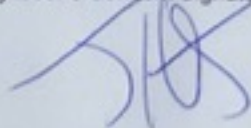
Neighbour's Address:

1584 Kathy Ave

Neighbour's Name:

Jeff Hastis

Neighbour's Consent Signature:



August 6th, 2021

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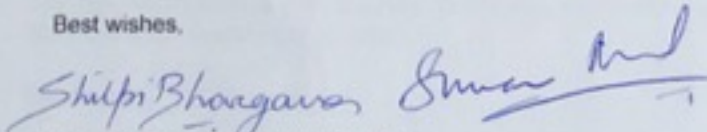
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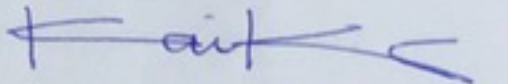
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Shilpi Bhargava & Suman Prasad


KAI KWONG

Neighbour's Address:

1594 KATHY LN
LOS ALTOS

Neighbour's Name:

Neighbour's Consent Signature:

August 6th, 2021

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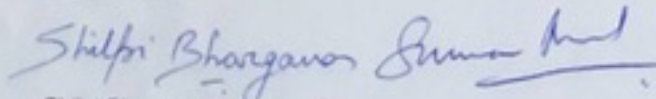
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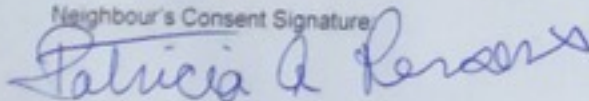
Patricia Persons

Patricia Persons

Neighbour's Name

1545 Siesta Dr.
Los Altos, CA

Neighbour's Consent Signature



August 6th, 2021

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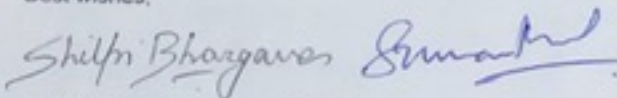
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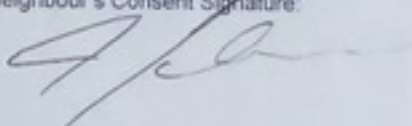
Neighbour's Address:

1606 Austin Ave
Los Altos CA 94024

Neighbour's Name:

Thomas & Nasrin Johnson

Neighbour's Consent Signature:



August 6th, 2021

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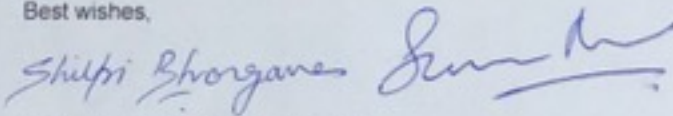
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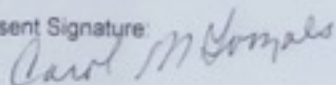
Neighbour's Address:

1617 DALLAS CT., LOS ALTOS

Neighbour's Name:

Carol M Gonzalez
CAROL M GONZALEZ

Neighbour's Consent Signature:



August 6th, 2021

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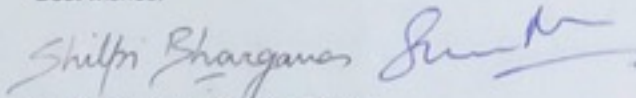
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Neighbour's Address:

1624 DALLAS COURT
LOS ALTOS 94024

Neighbour's Name:

ARVIND KAMATH & DNYA VISHVA RAGHAVAN

Neighbour's Consent Signature:



August 6th, 2021

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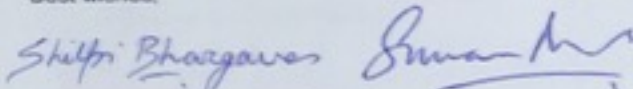
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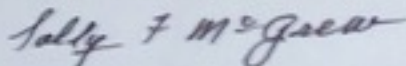
Neighbour's Address:

1625 AUSTIN AVENUE

Neighbour's Name:

SALLY F. MCGREW

Neighbour's Consent Signature:



August 6th, 2021

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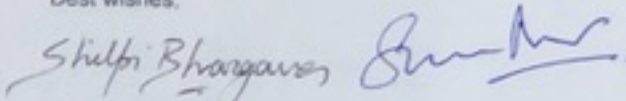
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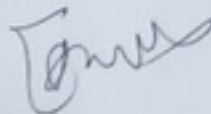


Shilpi Bhargava & Suman Prasad

Neighbour's Address: 1630 Dallas Ct Los Altos CA 94024

Neighbour's Name: Chin Chow

Neighbour's Consent Signature:



August 6th, 2021

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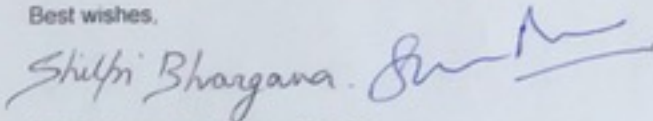
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Neighbour's Address: 1633 Dallas Ct. Los Altos

Neighbour's Name: Gabriela Armenta & Elliott Baer

Neighbour's Consent Signature:





PUBLIC MEETING NOTICE
The Board of Directors of the [Organization Name] will hold a public meeting on [Date] at [Time] at [Location]. The meeting will discuss [Topic]. All interested parties are invited to attend. For more information, please contact [Contact Information].